



11 Willow Edge

Hardwicke, Gloucester, GL2 4BJ

Offers over £325,000



DOUBLE FRONTED DETACHED FAMILY HOME FOR SALE WITH NO ONWARD CHAIN

Murdock And Wasley are delighted to welcome to the market this detached home situated on the popular HuntsGrove development.

The accommodation set over two floors includes: Entrance hall, cloakroom, lounge, beautiful kitchen/diner & utility. Upstairs are the three bedrooms, master with en-suite & modern family bathroom.

Outside to the rear of the property we have an enclosed garden which is a generous size & mainly laid to artificial lawn, the property also boasts a garage and off road parking.



Entrance Hall

Approached via Upvc double glazed front door, radiator, power point, fuse panel, staircase to first floor, doors to cloakroom, lounge & kitchen/diner.

Living Room

Upvc double glazed windows to front & Upvc double glazed french doors to rear, television point, radiator, power points.

Kitchen Diner

Upvc double glazed windows to front & rear, eye & base level units with roll edge work surfaces, sink/drain, electric oven with gas hob & hood, space for fridge/freezer, plumbing for dishwasher, radiator, power points, door to:

Utility Room

Upvc double glazed door to rear, base level units with roll edge work surfaces, plumbing for washing machine, cupboard housing "Potterton" boiler, part tiled walls, radiator, under stairs storage cupboard.

WC

Low level wc & pedestal wash hand basin, radiator.

Bedroom One

Upvc double glazed windows to front, television point, radiator, power points, door to:

En Suite

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, part tiled walls, shaver point.

Bedroom Two

Upvc double glazed windows to front, radiator, power points.

Bedroom Three

Upvc double glazed windows to rear, radiator, power points.

Bathroom

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, part tiled walls.

Outside

The rear garden is an enclosed area which is partly paved, mainly laid to artificial lawn, gated access to the side & front, cold water tap.

The property also boasts a garage with up & over door with power & lighting and Parking directly in front.

Tenure

Freehold

Services

Mains Gas, Water, Electricity and Drainage

Local Authority

Stroud District Council

Council Tax Band D

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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